

PLANNING, BUILDING AND CODE ENFORCEMENT DEPARTMENT

Impact Analysis Report

OVERVIEW

The Planning, Building and Code Enforcement (PBCE) Department administers a variety of fees and charges related to processing development permit applications; ensuring construction in San José is safe and substantially conforms to applicable building codes and regulations; ensuring the safety of multi-family housing units; providing solid waste enforcement; and other code enforcement and blight reduction programs.

It is estimated that the proposed Planning, Building and Code Enforcement Department fees and charges program for 2006-2007, excluding use of fee reserves, penalties and interest, will raise revenues of \$36,793,866, reflecting a cost recovery rate of 95.3%. This proposed cost recovery level represents a decrease from the 2005-2006 adopted level of 99.2%.

A 7% increase is proposed for Code Enforcement's Multiple Housing Occupancy Fee and other minor fees, but no increase is proposed for the Division's other large fee program, the Solid Waste Enforcement Fee.

Development activity in terms of Planning permit applications, Building permits, plan reviews and inspection activity has remained relatively constant at a lower level over the last five years since the tremendous development boom of the 1990s ended in 2000-2001. There was, however, a significant shift away from commercial and industrial construction activity (where valuations are higher relative to corresponding service demand) toward residential construction activity that resulted

in declining construction valuations while service demand continued to grow very gradually.

Entering the 2002-2003 budget process with many development service fees 25% to 40% below the full cost of providing the service, the City Council, with support from leading development industry groups, adopted a plan to phase-in fee increases to restore the program to a cost recovery basis over three years. The final year of this three-year plan was 2004-2005. In addition, from 2001-2002 through 2004-2005, a total of 32.8 FTE positions were cut from PBCE's two development fee programs. This strategy of resource and fee increases combined with a period that saw only nominal salary increases enabled Planning to reach 97.3% and Building 100% cost recovery by 2004-2005.

Development industry support for the fee increase plan was the result of a dialogue between the City's development service partners (Planning, Building, Public Works and Fire) and development industry groups that began in 2002. The discussions focused on finding an acceptable balance point on the fee/service level continuum. For the most part, development industry groups supported the fee increases because the impact on performance of not doing so would have been more costly. As a condition of this support, industry groups asked for a moratorium on fee increases for 2005-2006.

In recognition of that expectation, development fees were not increased for 2005-2006 with the exception of an adjustment to the Fire Department hourly rate that was adopted in conjunction with a fee methodology change. Unfortunately, the

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freezing of fees at the 2004-2005 level coincided with some significant cost increases in the development fee programs. A negotiated 1.5% salary increase for most staff and the introduction of costs for office space in the new City Hall were the primary cost drivers for 2005-2006. In previous years, an amortization amount for building replacement cost was not incorporated into the PBCE structure to reflect existing office space costs. Currently, incorporating building space costs into the fee structure all at once would result in a fee increase of approximately 13%. Recognizing that an all-at-once 13% cost increase for the development service partners could not be immediately absorbed by the fee structures, the City Manager authorized a plan to phase in the cost increases to the development fee programs over 5 years.

Without corresponding fee increases, the pay increases for staff and the first phase cost of City Hall office space lowered Planning's 2005-2006 cost recovery level to 95.4%. While an activity increase in Building is providing enough revenue to allow the cost increases to be absorbed for 2005-2006, there have been some detrimental service impacts because there is not enough ongoing revenue projected to add all of the staff necessary to meet the increased activity.

The projected combined 2006-2007 revenue to cost gap for the development services partners is approximately \$3.3 million. In addition to the 2nd year office space cost increment, a 28% increase in retirement costs and a 16% health care cost increase combine to lower Planning to a 89.8% base cost recovery level. And while Building still projects a 98.2% base cost recovery level, the impact of the long awaited fee methodology

conversion for commercial and industrial projects is projected to lower the cost recovery level to 90.2%.

In July 2003, the Building Division implemented a new fee structure for residential projects. The fee structure is based on the time it normally takes to deliver service for that project type. The new methodology has two components: 1) An initial fee assessment based on the average service time invested in the particular product type; and 2) the establishment of a new time tracking system that limits service to the amount paid for by the initial fee until additional time is purchased. The long-standing valuation-based method of calculating permit and plan check fees was determined to be less precise in matching fees and the cost of providing service.

The Fire Department implemented both components of this new methodology in August 2005. The new time tracking component has been implemented across all sectors in Building, but the new initial fee assessment methodology has only been implemented for residential fees. The initial fee for commercial and industrial projects is still determined by valuation. The analysis of commercial and industrial projects, long delayed by the relative lack of activity in those sectors, has now been completed. Extending the initial fee assessment methodology to the commercial and industrial sectors is recommended in this Fees and Charges Report. These changes, if adopted, would establish a consistent time-based methodology for all Building and Fire fees.

Implementation of this new fee methodology has had many benefits including more accurately allocating the cost of service to each project. Requests for inspection stops have

declined, inspection time per stop has decline, and the percent of

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

inspections requested that are actually ready for inspection has greatly increased. As a result, inspector productivity and efficiency has increased. For the customer, this means City staff is more likely to be able to respond to their request in a timely manner. Many customers realized that the new methodology would save them money if they submitted complete and higher quality plan sets. For many of the larger commercial and industrial projects, the expansion of the new fee methodology will generate a lower initial fee than was calculated on the valuation basis. In these cases, the lower initial fee will offset all or part of the impact of the proposed increase in staff hourly rates

In preparing resource and fee proposals for 2006-2007, staff met twice with the San Jose Silicon Valley Chamber of Commerce's Development Committee which has served as an advisory panel to the City's development service partners. Staff also provided information and sought feedback from a number of other industry groups representing home builders, office park developers, architects, and the remodel industry. Development services staff also received feedback from individual customers through the Getting Families Back to Work/Counter to Council study sessions in the fall of 2005 and a record number of survey responses generated by the implementation of e-mail "smart surveys" that are generated by the Integrated Development Tracking System (IDTS) when projects are completed. The messages gleaned from the feedback provided by these groups were clear:

- ❑ In delivering development services "one size does NOT fit all";

- ❑ While customers are concerned about the impact of City Hall office space costs on service fees and park fees on project costs, most customers are willing to pay more to ensure good, timely service;
- ❑ Customers are concerned about the City's ability to respond quickly to increases in activity;
- ❑ Customers groups want assurances that the fees they pay aren't subsidizing other groups and that development fee supported staff aren't diverted to special projects that reduce resources available for their projects.

To facilitate the fee and service level discussion, customers were given cost and service impacts for four scenarios: 1) cutting staff to balance the budget; 2) raising fees to cover existing staff and current service levels; 3) raising fees and using reserves to improve performance to targeted levels; and 4) raising fees and using reserves to fund an enhanced level of service. The discussion also looked at a 5-year span covering the current fiscal year and the upcoming years through 2009-2010. It is estimated that costs for the development service partners in 2009-2010, at a comparable activity level, will be approximately 26% higher than the revenue the current fees are generating.

To address this longer term revenue to cost gap, staff proposed phasing in fee increases over four years using funds from the fee reserves that are not allocated to works in progress to balance program budgets during the phase-in period. Annual increases ranged from an aggregate 6.7% for Scenario 2 to 8.5% for Scenario 4. The 2006-2007 Proposed Operating Budget as represented in this Fees and Charges Report recommends a modified Scenario 3 package with 7% increases

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

OVERVIEW (CONT'D.)

for Planning, Building, and Public Works, and a 4.5% increase for Fire development services.

Development Services staff has spent considerable time discussing how to address the challenges and feedback received through the Getting Families Back to Work study sessions and direct consultations with customer groups. Indeed, staff has a lengthy list of proposed process improvements and streamlining actions that will take some time to work through while staff is busy processing 780 planning applications, performing 11,200 plan checks, issuing 34,600 construction permits, serving 70,000 walk-in and telephone customers, and providing 184,000 inspections annually. The challenge is not to lose sight of the bigger picture in the midst of a formidable workload challenge.

Based on the feedback received, the development service partners have established three priority goals to ensure that all improvement efforts have a big picture context:

- ❑ Bring Certainty to the Development Process;
- ❑ Focus Service Delivery to Meet the Needs of Each Customer Group;
- ❑ Improve the Customer Experience.

Certainty for the customer includes fee certainty (not being surprised by unexpected costs) and quality services provided within an agreed upon time frame. A crucial step in providing certainty to customers is achieving financial stability for the fee programs through a cost recovery fee structure. Financial stability allows the City to staff to the activity level and

maintain a safety valve of scaleable resources such as overtime, contractual plan check services, and the utilization of retirees to meet demand spikes quickly without impacting quality.

The Building and Planning Divisions are currently looking at reorganizing service delivery to bring together teams of employees that focus on specific customer groups to reduce the number of “hand offs” and better meet their specific needs. Scientific surveys will also be developed to identify the specific needs and assess the satisfaction level of different customer groups. While Building is leading this reorganization effort, all development services staff will be involved to ensure that service is focused to the specific needs of the customer

Improving the customer experience involves a wide range of efforts to make the customer at least appreciate, if not enjoy, doing business with the City of San Jose. Efforts include improving the development services web presence and expanding the services provided online, customer friendly physical improvements in the Development Services Center, and keeping customers updated and managing their expectations through outreach and Department communications. The most important factor, however, is ensuring that each employee understands and follows the Customer Service Policy in interactions with customers. Facilitating the customer’s journey through the development process is an important part of the assignment.

Planning Fee Program

The Planning Fee Program administers a variety of fees and charges related to processing development permit applications. Projected revenue for 2006-2007 is \$6,196,905, which is

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

Planning Fee Program (Cont'd.)

11.4% (\$636,205) over the 2005-2006 adopted level.

A 2006-2007 base shortfall of \$655,437 and the addition of modest strategic support resources totaling \$51,463 are covered by \$405,405 in revenue from the proposed 7% fee increase and the use of \$301,495 in reserve funds. This proposed package would leave the Planning Fee Program at 95.4% cost recovery.

It is anticipated that the use of reserve funds for 2006-2007 will leave the Planning Fee Reserve at approximately \$750,000. If the development community supports a 4-year phase-in plan to cost recovery, use of reserve funds, in decreasing amounts, would again be required in 2007-2008 and 2008-2009 before full cost recovery would be reached in 2009-2010.

While City Council policy and the funding realities facing local government do inevitably require the City to pass on service cost increases to development customers through higher fees, the Planning Fee Program has actively pursued operational efficiencies and looked to improve services provided so that applicants receive good value for their money. Examples of customer service and cost containment improvements that are already implemented or underway include: a 16% increase in customer service hours, the creation of an environmental consultant web page, and a streamlined environmental negative declaration process that saves most customers 2 weeks.

Because Planning land use applications vary greatly in size, and one large or controversial project can easily stretch staff

resources beyond the level supported by the current fee structure, staff currently is examining the advantages and disadvantages of moving to a fee methodology that would require applicants to pay a fee deposit based on an informed estimate of the cost (similar to Building's new fee methodology) and have Planning staff draw from those funds through the application of an hourly rate. This approach may provide a better way for the Program to adjust to major changes in activity levels by providing a direct connection between fees and costs for each individual project.

General Plan Update

State legislation authorizes cities to place a surcharge on development permits to fund updates of their General Plan. Accordingly, a 1.25% surcharge to be applied to all Entitlement and Building permit fees was approved by Council in 2004-2005. The Update is currently scheduled to begin in January 2007 and take two to three years to complete. The fee is anticipated to raise \$200,000 per year for four years to fund the non-personal/equipment and consultant costs of the General Plan update process. Additional funding from the General Fund is proposed for two positions (in January 2007) to begin the very large community outreach effort that is required.

Building Fee Program

The Building Fee Program has been in better financial health than the Planning Fee Program but is in the unusual position of anticipating a revenue reduction despite a 7% increase in fees.

The reason for the fee reduction is the implementation of the aforementioned initial fee methodology for commercial,

industrial and mixed use projects. The implementation of this fee model in the commercial and industrial sector was delayed

Building Fee Program (Cont'd.)

for two years due to the relative lack of activity in these areas. The analysis is now complete and staff expects that fees for the vast majority of commercial/industrial projects will be less due to the tendency of the valuation model to overestimate costs on average to larger projects. So while the proposed 7% increase in the Building hourly rates are anticipated to increase revenue by approximately \$1.5 million, the fee methodology change is anticipated to decrease revenue in the impacted sectors by approximately 8% or \$2.0 million.

While applicants who require more service than the average may not see a cost reduction, they still only pay for the actual processing time their project consumes. Staff has received positive feedback from the development community in discussions about these changes – particularly about the basic equity of this approach.

In the 2006-2007 Proposed Budget it is proposed that the Building Fee Program and resources for 2006-2007. One-time funding is proposed for a number of strategic support items such as code books, some computer and vehicle replacements, and digital cameras for the Inspectors. Proposed ongoing investments that support the goals outlined above include a Development Services Webmaster (Improve Customer Experience), an Engineer to support small business at the Development Services Center (Focused Service Provision), and two Planners (including one who is already operational as an overstrength) to reduce waiting times for walk-in customers and verification letters at the Building Counter (Improve Customer Experience). These strategic resource additions are needed to restore targeted performance that has been impacted

by the increase in business hours and a modest activity increase.

In summary, the proposed 2006-2007 Building Fee Program budget package closes a \$2.5 million revenue to cost gap and covers \$684,000 in additional resources (39% is one-time) with a 7% fee increase that generates \$1.59 million in additional revenue and the use of \$1.56 million from the Building Fee Reserve.

The importance for the development fee program partners – Planning, Building, Public Works and Fire – of gaining fiscal stability through cost recovery fees cannot be over-emphasized. So much of staff's ability to meet processing targets, do quality review work, provide excellent customers service, and work on process improvements depends on the ability to staff to the activity level. That in turn depends on achieving full cost recovery. Development services management has established open communication with development industry groups and will continue to work with them on fee and service level issues.

Code Enforcement Fee Programs

The Code Enforcement Division collects fees for multiple housing permits, solid waste enforcement, neglected/vacant building registration, landfill closure and post closures, auto dismantler permits, the abandoned shopping cart program, and off-sale alcohol enforcement. For 2006-2007, a 7% increase for the Multiple Housing Occupancy Fee is recommended along with a few small volume fee adjustments related to multiple housing inspections and property transfers. The Multiple Housing Occupancy fee adjustment will allow the program to

Code Enforcement Fee Programs (Cont'd.)

remain at a full cost recovery level, while ensuring adequate addition resources to maintain program standards of inspecting each property in the inventory every six years. Maintaining these standards will be accomplished through the proposed addition of one Code Enforcement Inspector position to address the increase in building inventory.

Also proposed for increases are the Neglected/Vacant House Registration Fee and the Auto Dismantler Permit Fee. The former fee is adjusted from \$360 per quarter per house to cost recovery at \$398 per quarter per house. A recommended 6.3% increase to the latter fee (from \$300/year to \$319/year) will allow the program to remain at full cost recovery level.

There is no change proposed to the solid waste enforcement or abandoned shopping cart fees for 2006-2007.

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS

Fees for a number of programs in the Planning, Building and Code Enforcement Department are recommended to be adjusted to maintain full cost recovery per City Council policy. A discussion of the major fee revisions is also provided in the 2006-2007 Proposed Operating Budget document. This can be found in the Community and Economic Development CSA section beginning on page VII-60 and in the General Fund Revenue Estimates section on pages VI-19 and VI-29. For 2006-2007, the following Planning, Building and Code Enforcement fee revisions are recommended in order to maintain cost-recovery levels in these categories:

- **Hourly Rate for Planning Services without Designated Fee** – An increase from \$124 per hour to \$133 per hour;
- **Planning Fees** – Revised fee structure to improve cost recovery from 89.1% to 95.4% for Planned Development Prezonings/Rezonings, Convention Prezonings/Rezonings, Planned Development Permits, Environmental Clearance, Williamson Act, Annexations, Tentative Maps, Site Development Permits, Conditional Use Permits, Miscellaneous Permits/Fees, General Plan Amendments, Special Use Permits, Street Renaming Fee, Deficiency Plan Processing Fee, Liquor License Exception Permit Fee, Liquor License Exception Permit Fee, Single Family House Permit, Tree Removal Permit, Public Review Fee and Public Information Services;
- **Building Fees** – Revised fee structure to improve cost recovery from 87.8% to 94.0% for Minimum Fees, Special Inspections and Services, Building Plan Checking, Building, Plumbing Mechanical and Electrical Permits, Compliance Reports, Rough Framing Fee, Temporary Certificate of Occupancy, Addressing Fee and Document Research Fee;
- **Multiple Housing Program** – An increase from \$31.45 per unit to \$33.65 per unit for a Multiple Housing Permit, increase for Multiple Housing Reinspection Fee from \$156.30 to \$168 per reinspection, increase for Multiple Housing Permit Transfer from \$35 per transfer to \$37 per transfer, and increase from Multiple Housing Permit Reinstatement from \$799 per building to \$853 per building;

PLANNING, BUILDING AND CODE ENFORCEMENT (CONT'D.)

SUMMARY AND IMPACT OF PROPOSED FEE REVISIONS (CONT'D.)

- ***Automobile Dismantler Permit*** – An increase from \$300 per year to \$319 per year;
- ***Neglected/Vacant House Registration Fee*** – An increase from \$360 per quarter per house to \$398 per quarter per house;
- ***Auto Body Repair Shop Permit*** – An increase from \$196 per shop to \$215 per shop;
- ***Auto Body, Repair and Dismantler Facility Reinspection Permit Fee*** – An increase from \$165 per shop to \$185.50 per reinspection;
- ***Off-Sale Alcohol Enforcement Program*** – Increase the Reinspection Fee from \$70.52 per reinspection to \$74 per reinspection;

NEW FEES

- ***Replacement Permit Fee*** – In the building fee program, the holder of an expired permit that is no older than 3 years may subject to the Chief Building Official's approval can apply for this fee and receive credit for any unused time remaining on the previously issued permit;

- ***Enhanced Preliminary Review*** – Establish a fee in the planning fee program in the amount of \$532 for 3 hours of staff time plus a 1 hour meeting for an Enhanced Preliminary Review;
- ***Street Vacation Planning Review Fee*** – Establish a fee in the planning fee program in the amount of \$399 per application for a Street Vacation Planning Review;
- ***EIR Notice of Preparation Noticing Fee*** – Establish a fee in the planning fee program in the amount of \$739; plus \$1.75 per mailing over 400 for an EIR Notice of Preparation Noticing Fee;
- ***Special Use Permits with Site Development Permit*** – Establish a fee in the planning fee program that would discount the Special Use Permit Fee for when coupled with a Site Development Permit;
- ***Document Copies on CD*** – Establish a fee in the planning and building fee programs of Document Research Service Fee + \$0.50 per disk to provide copies on a CD.
- ***Off-Sale Alcohol Enforcement Program – Permit Transfer and Permit Reinstatement*** – Establish a fee for a Permit Transfer (\$37 per transfer) and Permit Reinstatement (\$776 per reinstatement) in the Off-Sale Alcohol Enforcement Program.

NOTIFICATION

General public notice of the proposed fee changes was provided through published Council hearing dates and a minimum of ten days for public review of 2006-2007 Proposed Fees and Charges Report. Multiple Housing related fees were discussed with the Tri-County Apartment Association on April 3, 2006. Development services increases were discussed with customers at several public forums throughout March and April.

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Propose Fee
PLANNING FEE PROGRAM									
1. SALE OF PUBLICATIONS & PHOTOCOPIES		Category II							
a. Sale of Publications	100% of printing cost			No Change					
b. Photocopies				No Change					
• 8 1/2 X 11	\$0.15 each page			" "					
• 11 X 17	\$0.25 each page			" "					
• 11 X 17 Z-Fold Copies	\$0.33 each page			" "					
• Microfiche/Microfilm	\$3.50 for first image plus \$0.25			" "					
c. Optical image reproduction				No Change					
• 8 1/2 X 11	\$0.25 each page			" "					
• Plans/Drawings	\$4.50 each page								
d. Document copies on CD	New Fee			Document Research Fee + \$.50 per disk					
2. RECORD RETENTION/ MICROFILMING	10% of permit/land use with a \$15 min and and \$2,000 maximum; fee does not not exist as a separate category (part of permit cost)	Category I		No Change					
a. Refund Processing Fee - for with- drawal, cancellation or overpayment	\$35			No Change					
3. HOURLY RATE FOR PLANNING SERVICES w/o DESIGNATED FEE	\$124 per hour	Category I		\$133 per hour					
4. PLANNED DEVELOPMENT (PD) PREZONINGS/REZONINGS	See Exhibit A	Category I		See Revised Exhibit A					
5. CONVENTIONAL PREZONINGS/ REZONINGS	\$4,175+\$975/acre or partial acre	Category I		\$4,465+\$1,045/acre or partial acre					
6. PLANNED DEVELOPMENT (PD) PERMITS	See Exhibit B	Category I		See Revised Exhibit B					
• Adjustments	\$262			\$269					
• Adjustments - Major	\$600			\$640					
• Amendments-Other Than Time Ext	\$1,480			\$1,585					
7. ENVIRONMENTAL CLEARANCE		Category I							
a. Negative Declaration	\$2,175			\$2,395					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
7. ENVIRONMENTAL CLEARANCE (CONT'D.)									
b. Preparation of Initial Study	\$372 plus \$124/hour for any hour over 3 hours			\$399 plus \$133/hour for any hour over 3 hours					
c. Mixed Use General Plan Amendment	\$3,655			\$4,020					
d. Appeal	\$100			No Change					
e. Mitigation Monitoring Fee for Negative Declaration	\$370			\$405					
f. EIR	See Exhibit C			See Revised Exhibit C					
g. Exemption	\$235			\$260					
h. Exemption - Electronic	\$124			\$133					
8. WILLIAMSON ACT		Category I							
a. Application	\$1,645			\$1,760					
b. Cancellation	\$8,525			\$9,120					
c. Extension	\$760			\$815					
d. Alternate Use Amendment	\$913			\$975					
9. ANNEXATIONS		Category I							
a. 0-1 acre	\$3,800			\$4,065					
b. 1-2 acres	\$6,520			\$6,975					
c. 2-3 acres	\$8,180			\$8,755					
d. 3-5 acres	\$9,845			\$10,535					
e. Over 5 acres	\$11,250			\$12,035					
10. TENTATIVE MAP		Category I							
a. Subdivision	\$3,570*			\$3,855*					
b. Vested Maps	\$3,570*			\$3,855*					
c. Combining Parcels	\$1,150			\$1,240					
d. Certification of Compliance	\$1,980			\$2,140					
e. Lot Line Adjustment	\$1,265			\$1,365					
f. Extensions	\$795			\$860					
g. Reversion Acreage	\$495			\$535					
h. Release Covenant of Easement	\$1,600			\$1,730					
i. Condominium Map	\$3,570			\$3,855					
j. Amend to Vested Subdiv Map	\$3,570			\$3,855					
k. Vestment	\$880			\$950					
l. Hillside	\$880			\$950					
m. Lot Line Correction	\$515			\$555					
n. Final Map/Parcel Map Review	\$135			\$266					

* Plus \$50 per lot or unit for first 100 lots + \$17 per lot or unit thereafter

* Plus \$54 per lot or unit for first 100 lots + \$18 per lot or unit thereafter

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
11. SITE DEVELOPMENT PERMITS	See Exhibit D	Category I		See Revised Exhibit D					
• Adjustments	\$262			\$269					
• Adjustments - Major	\$600			\$640					
12. CONDITIONAL USE PERMITS	See Exhibit E	Category I		See Revised Exhibit E					
• Adjustments	\$262			\$269					
• Adjustments - Major	\$600			\$640					
13. MISCELLANEOUS PERMITS / FEES		Category I							
a. Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type			No Change					
b. Development Agreements									
• Agreement	\$9,525			\$10,190					
• Amendment	\$4,815			\$5,150					
• Annual Monitoring	\$590			\$630					
c. Historic Preservation Permit Fee	\$215			\$230					
d. Hist Preservation Permit Amend	\$215			\$230					
e. Hist Preservation Permit Adjust	\$160			\$170					
f. Historic Property Contract Application	\$1 for each \$1,000 of assessed valuation (minimum \$600 and max. of \$1,500 for single family home and \$2,500 for all other property)			\$1 for each \$1,000 of assessed valuation (minimum \$640 and max. of \$1,600 for single family home and \$2,675 for all other property)					
g. Historic District Designation	\$750			\$800					
h. Development Variance Exception	\$1,285			\$1,375					
i. Sign Variance	\$1,360			\$1,455					
j. Fence Variance	\$535			\$570					
k. Appeals - Public	\$100			No Change					
l. Appeals - Applicant	\$1,925			\$2,060					
m. Administrative Permit	\$685			\$735					
n. Height, Floor and/or Area Ratio Waivers	\$2,325+\$800 for ea floor over 8			\$2,490+\$855 for ea floor over 8					
o. Billboard Height Alter. Agreement	\$4,280			\$4,580					
p. Parking Structure Review	\$16,050			\$17,175					
q. Monopole Review	\$2,355			\$2,520					
r. Phased Permit	Additional charge of 50% of the permit fee for phased permit approval			No Change					
s. Supplemental Review Cycle	\$868			\$931					
t. Application Processing Time Extension	Additional charge - 10% of permit fee			No Change					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

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						Current Fee	Proposed Fee	Current Fee	Proposed Fee
13. MISCELLANEOUS PERMITS (CONTD.)									
u. Order to Show Cause	\$1,605			\$1,715					
v. Notice of Non-Compliance	\$590			\$630					
w. Compliance Review	\$620			\$665					
x. Sidewalk Café Permit	\$415			\$445					
y. Multiple Adjustment	\$524 (2 x normal processing fee)			\$538 (2 x normal processing fee)					
z. Multiple Sign Adjustment Surcharge	\$26 (1/10 of full fee for additional signs)			\$27 (1/10 of full fee for additional signs)					
aa. Consultation Fee-Permit/Sign Adjust	\$124 per hour			\$133 per hour					
bb. Community Meeting Fee	\$610			\$655					
cc. Reasonable Accommodation Fee	\$560			\$600					
dd. Street Vacation Review Fee	New Fee			\$399					
14. GENERAL PLAN AMENDMENTS		Category I							
a. 3 acres or less	\$5,895			\$6,365					
b. All Others	\$10,775 + \$95 per acre for first 100 acres & \$50 per acre thereafter			\$11,635+\$100 per acre for first 100 acres and \$55 per acre thereafter					
c. Additional Charges									
• Expanded Urban Service Area	\$7,290			\$7,875					
• Non-Urban Hillside	\$7,290			\$7,875					
• Flexible Landuse Boundary	\$5,900			\$6,370					
• Mixed Use Designation	\$7,980			\$8,620					
• General Plan Text Amendment	\$3,810			\$4,115					
• Specific Plan Text Amendment	\$3,810			\$4,115					
• Combined GP&SP Text Amend.	\$3,810			\$4,115					
• Reprocessing fee for deferred amendments	Substantive: 75% of current fee Non-Substantive: 50% of current fee			No Change " "					
• Expansion of Urban Service Area	\$6,840			\$7,385					
d. Urban Growth Boundary Modifications									
• Determination of minor/significant	\$4,510			\$4,870					
• Processing for minor modification	\$9,030			\$9,750					
• Significant Modifications:									
Comprehensive Update	\$9,030 + \$86 per acre			\$9,750+\$93 per acre					
All extraordinary costs of special studies	TBD			No Change					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
15. SPECIAL USE PERMIT	\$1,150	Category I		\$1,230					
a. Amendment	\$830			\$890					
b. Renewal	\$350			\$375					
c. Church-Homeless Shelter	\$5			No Change					
d. SUP with Site Development Permit	New Fee			\$532					
16. SPECIFIC PLAN REIMBURSEMENT		Category I							
a. Communications Hill	\$336 per acre			No Change					
b. Evergreen	\$1,140 per acre			" "					
17. STREET RENAMING FEE		Category I							
a. 5 or fewer properties	\$525			\$560					
b. 6 or more properties	\$1,135 + \$16 per property			\$1,215 + \$17 per property					
18. DEFICIENCY PLAN PROCESSING FEE	\$10,000 base fee \$2,000 for each additional facility	Category I		\$10,700 base fee \$2,140 for each additional facility					
19. DEFICIENCY PLAN REUSE FEE	\$600 for 0-50,000 ft., plus \$250 for each addtl 50,000 ft.	Category I		\$640 for 0-50,000 ft., plus \$270 for each addtl 50,000 ft.					
20. LIQUOR LICENSE EXCEPTION PERMIT FEE	\$1,020	Category I		\$1,090					
21. SINGLE FAMILY HOUSE PERMIT		Category I							
a. Administrative Determination for houses listed on the Historic Resources Inventory and having a floor area ratio less than or equal to 0.45 (*)	\$262			\$280					
b. All others	\$615			\$660					
c. Public Hearing - Director	\$1,600			\$1,710					
22. TREE REMOVAL PERMIT		Category I							
a. Existing Single Family Development	\$0 + Noticing fees			No Change					
b. Included with Developoment Permit	\$0 + Noticing fees			" "					
c. Stand Alone Tree Removal Permit	\$1,025 + Noticing fees			\$1,095 + Noticing fees					
d. Heritage Tree Surcharge (City or County)	\$1,025 + Noticing fees			\$1,095 + Noticing fees					
e. Dead Tree - Single Family or Two- Family Lots (Administrative)	\$0			No Change					
f. Dead Tree - All others requires permit adjustment	\$262			\$280					
23. PUBLIC NOTICING FEE	See Exhibit F	Category I		See Revised Exhibit F					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
24. PRELIMINARY REVIEW FEE		Category I							
a. Focused Preliminary Review	\$248			\$266					
b. Focused Preliminary Review- Existing Single Family House	\$62			\$67					
c. Enhanced Preliminary Review	New Fee			\$532					
d. Comprehensive Review - Pre- Application	\$1,178			\$1,264					
e. Additional Services:									
- Site Check	\$124			\$133					
- Meeting with Project Manager	\$124			\$133					
- Preliminary Check List	\$62			\$67					
- Inter-Departmental Proj. Meeting	\$496			\$532					
- Preliminary Report	\$186			\$200					
- Technical Report Review	\$248			\$266					
25. PUBLIC INFORMATION SERVICES		Category I							
a. Alcoholic Beverage License Verification	\$186+\$31 per 1/4 hr after 1.5 hrs			\$200+\$33 per 1/4 hr after 1.5 hrs					
b. Dept. of Motor Vehicles Verification	\$248+\$31 per 1/4 hr after 2 hrs			\$266+\$33 per 1/4 hr after 2 hrs					
c. Legal Non-Conforming Verification	\$434+\$31 per 1/4 hr after 3.5 hrs			\$732+\$33 per 1/4 hr after 5.5 hrs					
d. Basic Zoning Letter	\$186+\$31 per 1/4 hr after 1.5 hrs			Delete Fee					
e. Massage Letter	\$186+\$31 per 1/4 hr after 1.5 hrs			\$200+\$33 per 1/4 hr after 1.5 hrs					
f. Reconstruction of Legal Non- Conforming Structures	\$186+\$31 per 1/4 hr after 1.5 hrs			\$200+\$33 per 1/4 hr after 1.5 hrs					
g. Comprehensive Research Letter	\$267+\$31 per 1/4 hr after 2.25 hrs			\$532+\$33 per 1/4 hr after 4 hrs					
h. General Research Requests	\$62 (minimum) per half-hour			\$67 (minimum) per half-hour					
26. OUTSIDE AGENCY PASS-THROUGH CHARGES	Actual Cost			No Change					
SUBTOTAL PLANNING FEE PROGRAM			95.4%		6,498,400	5,791,500	6,196,905	89.1%	95.4%
1. GENERAL PLAN UPDATE FEE	Additional 1.25% applied to Entitlement and Building Permit Fees	Category I		No Change	200,000	200,000	200,000	100.0%	100.0%
SUBTOTAL GENERAL PLAN UPDATE			100.0%		200,000	200,000	200,000	100.0%	100.0%

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Propose Fee
BUILDING FEE PROGRAM									
1. SALE OF PUBLICATIONS & PHOTOCOPIES		Category II							
a. Sale of Publications	100% of printing cost			No Change					
b. Photocopies				" "					
• 8 1/2 X 11	\$0.15 each page			" "					
• 11 X 17	\$0.25 each page								
• Microfiche/Microfilm	\$0.25 for each additional page			\$3.50 for first image plus \$0.25					
c. Optical image reproduction				" "					
• 8 1/2 X 11	\$0.25 each page			" "					
• Plans	\$4.50 each page								
d. Document copies on CD	New Fee			Document Research Fee + \$.50 per disk					
2. MINIMUM FEES		Category I							
a. Min. Plan Check Fee	\$28.50/permit (10 min counter review) \$85/permit (30 min counter review) \$170 per hour			\$30.50/permit (10 min counter review) \$91/permit (30 min counter review) \$182 per hour					
b. Min. Permit Fee	\$166 per hour (30 minute minimum)			\$178/permit (30 min counter minimum)					
c. Min. Permit Processing - for services in which no permit processing fee is specified	\$100 per hour (\$50 minimum)			\$107 per hour (\$53.50 minimum)					
3. PERMIT TIME EXTENSION	\$100 per hour with \$50 minimum	Category I		Delete Fee (No Charge)					
4. RECORD RETENTION/ MICROFILMING	10% of the permit application cost with a \$15 minimum and \$2,000 maximum; except for electronic plan submissions which will be 5% of the permit application cost	Category I		No Change					
a. Refund Processing Fee - for withdrawal, cancellation or overpayment	\$35 (not applicable to on-line applications)			No Change					
b. Plan Authorization Process Fee	\$35 per request			\$37.50 per request					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
5. SPECIAL INSPECTIONS AND SERVICES		Category I							
a. Inspections outside normal business hours	\$166 per hr (4 hour minimum)			\$178 per hour (4 hour minimum)					
b. Reinspection Fee	\$166 per hr (1/2 hr minimum)			\$178 per hour (1/2 hour min.)					
c. Services for which no fee is specifically indicated	\$166 per hr (1/2 hr minimum)			\$178 per hour (1/2 hour min.)					
d. Expedited inspection service	\$166 per hr (1/2 hr minimum)			\$178 per hour (1/2 hour min.)					
e. Additional plan review required by changes, additions or revisions to approved plans	\$170 per hr (1/2 hr minimum)			\$182 per hour (1/2 hour min.)					
f. Building, Plumbing, Mechanical and Electrical Survey Requests, including fire damage surveys	\$166 per hr (1/2 hr minimum)			\$178 per hour (1/2 hour min.)					
g. Fee for work without a permit	An amount equal to the costs of the permit			No Change					
h. Replacement Permit Fee	New Fee			\$198 + difference between current fees and unused previously paid fees					
6. BUILDING PLAN CHECKING		Category I							
a. Residential	\$170 per hr - Base fee is established on average review time per product times \$170 (review time is now limited to hours paid for after 2 hrs in the 2nd review cycle)			\$182 per hr - Base fee is established on average review time per product times \$182 (review time is now limited to hours paid for after 2 hrs in the 2nd review cycle)					
b. Non-Residential	72% of building permit fee + \$170 per hr for excessive review hrs (base review time limited to hours paid for after 2 hrs in the 2nd review cycle)			\$182 per hour - Base fee is established on average review time per product times \$182 (review time is now limited to hours paid for after 2 hrs in the 2nd review cycle)					
c. Factory Built Dwelling or Mobile Home Installed on a permanent foundation	\$170 per hour			\$182 per hour					
d. Energy Conservation	12% of building permit fee			Delete (now part of review fee)					
e. Subdivisions-Plot Review	\$170 per hr (15 min minimum)			\$182 per hr (15 min minimum)					
f. Expedited Plan Review									
- Express Plan Check	1.5 times the plan check fee			No Change					
- Intermediate Plan Check	1.5 times the plan check fee			" "					
- Special Tenant Improvements	1.5 times the plan check fee with minimum of \$1,000			" "					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
6. BUILDING PLAN CHECKING (CONTD.)									
g. Complexity Base Fees									
+ additional charges for the following:									
Historic	\$170 per hr (1/2 hour minimum)			\$182 per hr (1/2 hr minimum)					
Geohazard Zone	\$170 per hr (1/2 hour minimum)			\$182 per hr (1/2 hr minimum)					
Seismic Hazards	\$170 per hr (1/2 hour minimum)			\$182 per hr (1/2 hr minimum)					
Flood Zone	\$170 per hr (1/2 hour minimum)			\$182 per hr (1/2 hr minimum)					
Planning Adjustment Required	\$170 per hr (1/2 hour minimum)			\$182 per hr (1/2 hr minimum)					
Planning Conformance Review	" " " "			\$182 per hr (1/2 hr minimum)					
Structural Calculation	" " " "			\$182 per hr (1/2 hr minimum)					
Soils Report	\$170 per hr (1/2 hr minimum)			\$182 per hr (1/2 hr minimum)					
Fire Review	" " " "			\$182 per hr (1/2 hr minimum)					
h. Plan Review services for which no other fee is specified	\$170 per hr (1/2 hr minimum)			\$182 per hr (1/2 hr minimum)					
7. BUILDING PERMITS		Category I							
a. Residential	\$166 per inspection hr residential, new construction			\$178 per inspection hour with initial assessment based on historic data					
b. Non-Residential	Varies based on total building valuation and current UBC fee schedule			\$178 per inspection hour with initial assessment based on historic data					
c. Reroofing - Residential	\$124.50 for up to two inspections plus \$83 per 1/2 hour ea. additional inspection			\$133.50 for up to two inspections plus \$89 per 1/2 hr each additional inspection					
- Non-Residential	\$207.50 for up to two (75 min.) inspections plus \$83 per 1/2 hour ea. additional inspection			\$222.50 for up to two (75 min.) inspections plus \$89 per 1/2 hr each additional inspection					
d. Accessibility Exemption Application	\$170 per application			\$182 per application					
e. Alternate Materials & Methods Request	\$510 per application for 3 hrs plus \$170 for each addl hr.			Delete -cost recovered in Plan Check fees					
f. Permit Processing Fee									
• Residential	\$35 per first trade and \$25 for each additional trade as minimum or \$100 per hour for extended processing times			\$37.50 per first trade and \$27 for each additional trade as minimum or \$107 per hour for extended processing times					
• Non-Residential	\$35 per first trade and \$25 for each additional trade as minimum or \$100 per hour for extended processing times			\$37.50 per first trade and \$27 for each additional trade as minimum or \$107 per hour for extended processing times					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
8. PLUMBING PERMITS		Category I							
a. Residential	\$166 per inspection hour required			\$178 per inspection hour required OR fixture rate					
b. Non-Residential	\$166 per inspection hour required or applicable sq.ft. rate whichever is higher AND fixture rate per fee schedule			\$178 per inspection hour required OR fixture rate					
c. Plan Check Fee	25% of Plumbing Permit fee or \$170/hr., whichever is greater			\$182 per Plan Check hour					
d. Express Plan Check	1.5 times regular Plan Check Fee			No Change					
9. MECHANICAL PERMITS									
a. Residential	\$166 per inspection hour required			\$178 per inspection hour required OR fixture rate					
b. Non-Residential	\$166 per inspection hr required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule			\$178 per inspection hour required OR fixture rate					
c. Plan Check Fee	25% of Mechanical Permit fee or \$170/hr, whichever is greater			\$182 per Plan Check hour					
d. Express Plan Check	1.5 times regular Plan Check Fee			No Change					
10. ELECTRICAL PERMITS		Category I							
a. Residential	\$166 per inspection hour required			\$178 per inspection hour required OR fixture rate					
b. Non-Residential	\$166 per inspection hour required or applicable sq. ft. rate, whichever is higher AND fixture rate per fee schedule			\$178 per inspection hour required OR fixture rate					
c. Plan Check Fee	35% of Electrical Permit fee or \$170/hr, whichever is greater			\$182 per Plan Check hour					
d. Express Plan Check	1.5 times regular Plan Check Fee			No Change					
11. COMPLIANCE REPORTS	\$498 per inspection (3 hour)	Category I		\$534 per inspection (3 hour)					
12. ANNUAL MAINTENANCE PERMIT FEE	\$1,992 per permit (12 one-hr inspections) for Electrical, Mechanical, or Plumbing Trades	Category I		Delete					
13. ROUGH FRAMING FEE	\$170 per hour (1/2 hour minimum)	Category I		\$182 per hour (1/2 hour minimum)					
14. TEMPORARY CERTIFICATE OF OCCUPANCY	\$332 plus \$166 per hour after two hours	Category I		\$178 for inspection services used 1/2 hour minimum					
15. ADDRESSING FEE	\$200 minimum (2 hrs), additional time costs \$100 per hour	Category I		\$214 minimum (2 hrs) additional time costs \$107 per hour					
16. DOCUMENT RESEARCH FEE	\$25 minimum (one-half hour); additional time costs \$50 per hr	Category I		\$36 minimum/\$72 per hour or \$53.50 minimum/\$107 per hour depending on staff level					
SUBTOTAL-BUILDING FEE PROGRAM			100.0%		25,840,144	24,691,000	24,279,370	95.6%	94.0%

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
CODE ENFORCEMENT									
1. MULTIPLE HOUSING PERMITS (Triplex and above)									
a. Multiple Housing Permit	\$31.45 per unit	Category I	100.0%	\$33.65 per unit	2,754,820	2,574,686	2,754,820	93.5%	100.0%
b. Reinspection Fee	\$156.30 per building	Category I	99.7%	\$168 per reinspection	3,126	2,892	3,126	92.5%	100.0%
c. Permit Transfer	\$35.00 per transfer	Category I	100.0%	\$37 per transfer	10,000	9,200	10,000	92.0%	100.0%
d. Permit Reinstatement	\$799 per building	Category I	N/A	\$853 per building	0	0	0	N/A	I
e. Permit Penalties & Interest	Fee varies by length of delinquency	Category II	N/A	No Change	N/A	50,000	50,000	N/A	I
2. AUTOMOBILE DISMANTLER PERMIT	\$300 per year	Category I	100.0%	\$319 per year	6,063	5,700	6,063	94.0%	100.0%
3. NEGLECTED/VACANT HOUSE REGISTRATION FEE	\$360 per quarter per house	Category I	100.0%	\$398 per quarter per house	2,388	2,160	2,388	90.5%	100.0%
SUBTOTAL - HOUSING AND MISCELLANEOUS PERMIT FEES			102.4%		2,776,397	2,644,638	2,826,397	95.3%	101.8%
4. SOLID WASTE ENFORCEMENT FEE	\$0.80 per ton	Category I	100.0%	No Change	3,109,925	3,109,572	3,109,572	100.0%	100.0%
5. LANDFILL CLOSURE AND POST CLOSURE FEES		Category I	N/A		0	0	0	N/A	I
a. Solid Waste Facilities Permit Application	\$500 per application			No Change					
b. Revised Solid Waste Fac Permit Application	\$500 per application			No Change					
c. Review of Solid Waste Facilities Application	\$500 per application			No Change					
d. Closure and Post Closure Maint Plan application	\$1,550 per landfill permit application			No Change					
e. Modification of Closure Maint Plan	\$700 per application			No Change					

DEPARTMENTAL FEES & CHARGES

PLANNING, BUILDING AND CODE ENFORCEMENT

Service	Adopted 2005-2006 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2006-2007 Fee	2006-2007 Estimated Cost	Estimated 2006-2007 Revenue		% Cost Recovery	
						Current Fee	Proposed Fee	Current Fee	Proposed Fee
6. ABANDONED CART PROGRAM		Category I	26.2%		30,000	30,000	30,000	100.0%	100.0%
a. Business with carts avail to public	26 - 100 carts \$200/year			No Change					
b. Business with carts avail to public	101 or more carts \$200/year			No Change					
7. AUTO BODY REPAIR SHOP PERMIT*	\$196.00 per shop	Category I	N/A	\$215 per shop	N/A	N/A	N/A	N/A	I
8. AUTO BODY, REPAIR AND DISMANTLER FACILITY REINSPECTION PERMIT FEE*	\$165 per shop	Category I	N/A	\$185.50 per reinspection	N/A	N/A	N/A	N/A	I
9. OFF-SALE ALCOHOL ENFORCEMENT PROGRAM**			N/A		0	0	0	N/A	I
a. Off-Sale Alcohol Permit	\$287 per business	Category I		No change	135,997	135,337	135,337	99.5%	99.5%
b. Reinspection Fee	\$70.52 per reinspection	Category I		\$74 per reinspection	12,973	11,681	12,950	90.0%	99.8%
c. Permit Transfer	New Fee	Category I		\$37 per transfer	1,835	N/A	1,835	N/A	100.0%
d. Permit Reinstatement	New Fee	Category I		\$776 per reinstatement	0	0	0	N/A	I
e. Permit Penalties and Interest	Fee varies by length of delinquency	Category II		No Change	N/A	1,500	1,500	N/A	I
SUBTOTAL CODE ENFORCEMENT FEE PROGRAM					6,067,127	5,932,728	6,117,591	97.8%	100.8%

* This program has not been implemented. It it were implemented during 2006-2007, staff estimates that the proposed fees would be at 100% cost recovery.

** Established by City Council on December 6, 2005.

TOTAL DEPARTMENT - GENERAL FUND	38,605,671	36,615,228	36,793,866	94.8%	95.3%
TOTAL DEPARTMENT - NON-GENERAL FUND	N/A	N/A	N/A	N/A	I
TOTAL DEPARTMENT - CATEGORY I	38,605,671	36,563,728	36,742,366	94.7%	95.2%
TOTAL DEPARTMENT - CATEGORY II	N/A	51,500	51,500	N/A	I
TOTAL DEPARTMENT	38,605,671	36,615,228	36,793,866	94.8%	95.3%

**PLANNED DEVELOPMENT PREZONING
AND REZONING PERMIT FEE SCHEDULE**

Exhibit A

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
Minimum Fee	\$3,950		\$4,225	
5%+ Slope or within 100' of stream bed	\$1,625		\$1,740	
3 to 25 dwellings	\$4,085+\$148 per dwelling unit	\$4,528 - \$7,777	\$4,370+\$154 per dwelling unit	\$4,832 - \$8,218
5%+ Slope or within 100' of stream bed	\$3,060		\$3,275	
26 to 100 dwellings	\$5,700+\$83 per dwelling unit	\$7,863 - \$14,020	\$1,100+\$86 per dwelling unit	\$8,344 - \$14,732
5%+ Slope or within 100' of stream bed	\$3,835		\$4,105	
101 to 500 dwellings	\$8,865+\$52 per dwelling unit	\$14,117 - \$34,865	\$9,485+\$54 per dwelling unit	\$1,647 - \$36,525
5%+ Slope or within 100' of stream bed	\$5,365		\$5,740	
Over 500 dwellings	\$14,110 + \$42 per dwelling unit	\$34,951 - No Maximum	\$15,100+\$44 per dwelling unit	\$36,983 - No Maximum
5%+ Slope or within 100' of stream bed	\$6,130		\$6,560	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$3,950	-	\$4,225	
5%+ Slope or within 100' of stream bed	\$1,160		\$1,240	
2,000 to 9,999 square feet	\$3,985 for first 2,000 square feet	\$3,985 - \$6,450	\$4,265 for first 2,000 square feet	\$4,265 - \$6,900
	+ \$.31 for each additional sq ft		+ \$.33 for each additional sq.ft	
5%+ Slope or within 100' of stream bed	\$2,310		\$2,470	
10,000 to 49,999 square feet	\$6,450 for first 10,000 square feet	\$6,200 - \$13,700	\$6,900 for first 10,000 square feet	\$6,900 - \$15,250
	+ \$.20 for each additional sq ft		+ \$.21 for each additional sq.ft	
5%+ Slope or within 100' of stream bed	\$3,485		\$3,730	

**PLANNED DEVELOPMENT PREZONING
AND REZONING PERMIT FEE SCHEDULE (CONT'D.)**

Exhibit A (Cont'd.)

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
NON-RESIDENTIAL (CONT'D.)				
50,000 to 99,999 square feet	\$14,250 for first 50,000 square feet + \$.13 for ea. additional sq ft	\$13,700 - \$19,730	\$15,250 for first 50,000 square feet + \$.13 for ea. Additional sq. ft.	\$15,250 - \$21,965
5%+ Slope or within 100' of stream bed	\$4,210		\$4,505	
100,000 square feet and over	\$20,520 for first 100,000 square feet + \$.06 for ea. additional sq ft	\$19,730 - No Maximum	\$21,955 for first 100,000 square feet + \$.06 for ea. Additional sq. ft.	\$21,955 - No Maximum
5%+ Slope or within 100' of stream bed	\$5,365		\$5,740	
ADDITIONAL CHARGES				
Outdoor Use	\$7,175 Maximum	-	\$7,675 Maximum	
Hazardous Waste Facility Subject to Tanner Legislation	\$10,350	-	\$11,075	
Conversion to Condominiums	\$8,260 + \$164 per unit	-	\$8,840 + \$175 per unit	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit B

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
Up to 2 dwellings	\$1,555	-	\$1,665	
5%+ Slope or within 100' of stream bed	\$1,165		\$1,245	
3 to 25 dwellings	\$1,690 + \$115 per dwelling unit	\$2,035 - \$4,565	\$1,810+\$124 per dwelling unit	\$2,181 - \$4,901
5%+ Slope or within 100' of stream bed	\$2,315		\$2,475	
26 to 100 dwellings	\$3,400 + \$54 per dwelling unit	\$4,798 - \$8,775	\$3,640+\$58 per dwelling unit	\$4,798 - \$8,775
5%+ Slope or within 100' of stream bed	\$3,480		\$3,725	
101 to 500 dwellings	\$5,235 + \$37 per dwelling unit	\$8,927 - \$23,510	\$5,600+\$40 per dwelling unit	\$9,618 - \$25,488
5%+ Slope or within 100' of stream bed	\$4,235		\$4,845	
Over 500 dwellings	\$9,165 + \$29 per dwelling unit	\$23,707 - No Maximum	\$9,805+\$31 per dwelling unit	\$25,423 - No Maximum
5%+ Slope or within 100' of stream bed	\$5,395		\$6,175	
NON-RESIDENTIAL				
0 to 1,999 square feet	\$1,555	-	\$1,665	
5%+ Slope or within 100' of stream bed	\$790		\$845	
2,000 to 9,999 square feet	\$1,570 for first 2,000 square feet + \$.22 for each additional sq ft	\$1,570 - \$3,300	\$1,680 for first 2,000 square feet + + \$.23 for each additional sq.ft	\$1,680 - \$3,530
5%+ Slope or within 100' of stream bed	\$1,530		\$1,750	
10,000 to 49,999 square feet	\$3,300 for first 10,000 square feet + \$.14 for each additional sq ft	\$3,300 - \$9,055	\$3,530 for first 10,000 square feet + + \$.15 for each additional sq.ft	\$3,530 - \$9,690
5%+ Slope or within 100' of stream bed	\$2,625		\$3,005	

**PLANNED DEVELOPMENT PERMIT
FEE SCHEDULE (CONT'D.)**

Exhibit B (Cont'd.)

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
NON-RESIDENTIAL (CONT'D.)				
50,000 to 99,999 square feet	\$9,055 for first 50,000 square feet + \$.10 for each additional sq ft	\$9,055 - \$14,100	\$9,690 for first 50,000 square feet + \$.11 for each additional sq.ft	\$9,690 - \$15,085
5%+ Slope or within 100' of stream bed	\$3,070		\$3,285	
100,000 square feet and over	\$14,100 for first 100,000 square feet + \$.06 for each additional sq ft	\$14,100 - No Maximum	\$15,085 for first 100,000 square feet + \$.06 for each additional sq.ft	\$15,085 - No Maximum
5%+ Slope or within 100' of stream bed	\$4,404		\$4,710	
ADDITIONAL CHARGES				
Outdoor Use*	\$7,175 Maximum	-	\$7,675 Maximum	
Drive-Through Use	\$2,645	-	\$2,830	
Midnight - 6 a.m. Operation	\$2,645	-	\$2,830	
Mobilehome Conversion	\$3,380	-	\$3,615	
Hazardous Waste Facility Subject to Tanner Legislation**	\$10,350	-	\$11,075	
Conversion to Condominiums	\$8,260 + \$164 per unit	-	\$8,840 + \$175 per unit	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990

**ENVIRONMENTAL IMPACT REPORT
FEE SCHEDULE**

Exhibit C

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
RESIDENTIAL				
All Projects	10% of EIR Consultant contract (with \$10,000 minimum) and all publishing and noticing costs		No Change	
EIR Preliminary Review Fee	\$1,240		\$1,365	
Reuse of a Certified EIR				
a. For projects exempt under Title 21 SJMC and conforming rezonings	\$340		\$375	
b. For projects not exempt under Title 21 SJMC and without proof of environmental clearance dated within 2 years of submittal	\$2,175		\$2,395	
Mitigation Monitoring Fee	\$1,850		\$2,035	
ADDITIONAL CHARGES				
FOR REVIEW OF AN EIR APPLICATION WHICH WAS FILED IN CONJUNCTION WITH THE FOLLOWING:				
a. Mixed-Use General Plan Amendment	\$7,980	-	\$8,780	
b. Development Permit for a Hazardous Waste Treatment, Storage or Disposal Facility (Health & Safety Code 25200.2 (b) Tanner Bill)	\$7,980	-	\$8,780	
c. Hazardous Waste Disposal Site General Plan Amendment (Tanner Bill)	\$7,980	-	\$8,780	

ENVIRONMENTAL IMPACT REPORT
FEE SCHEDULE (CONT'D.)

Exhibit C (Cont'd.)

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
ADDITIONAL CHARGES (CONT'D.)				
d. Development Permit for a Landfill Facility	\$5,960	-	\$6,555	
e. Candidate Solid Waste Disposal Site General Plan Amendment	\$5,960	-	\$6,555	
f. Development Permit for a Site in a Geologic Hazards Zone	\$3,024	-	\$3,325	
g. Urban Service Area Expansion General Plan Amendment	\$1,975	-	\$2,175	
h. Modification to Urban Growth Boundary	\$1,975	-	\$2,175	

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE**

Exhibit D

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction, improvements, or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of existing buildings.

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE A				
Site Development Permit	\$1,420	-	\$1,520	
Security Trailer Permit (SJMC 6.46.080)	\$1,420 - 2 year	-	\$1,520 - 2 year	
Amendment to a Site Development Permit	\$1,420	-	\$1,520	
TABLE B				
(Square Footage Charge)				
0 to 1,999 square feet	\$1,420 + \$.95 per square foot	\$1,420 - \$3,315	\$1,520 + \$1.01 per square foot	\$1,520 - \$3,545
5%+ Slope or within 100' of stream bed	\$1,214		\$1,300	
2,000 to 9,999 square feet	\$3,315 for first 2,000 square feet + \$.42 for each additional sq ft	\$3,315 - \$6,700	\$3,545 for first 2,000 square feet + \$.45 for each additional sq.ft	\$3,545 - \$7,170
5%+ Slope or within 100' of stream bed	\$2,414		\$2,585	
10,000 to 49,999 square feet	\$6,700 for first 10,000 square feet + \$.23 for each additional sq ft	\$6,700 - \$15,805	\$7,170 for first 10,000 square feet + \$.24 for each additional sq.ft	\$7,170 - \$16,910
5%+ Slope or within 100' of stream bed	\$3,630		\$3,885	
50,000 to 99,999 square feet	\$15,805 for first 50,000 square feet + \$.17 for each additional sq ft	\$15,805 - \$24,515	\$16,910 for first 50,000 square feet + \$.19 for each additional sq.ft	\$16,910 - \$26,230
5%+ Slope or within 100' of stream bed	\$4,410		\$4,715	
100,000 square feet and over	\$24,515 for first 100,000 square feet + \$.09 for each additional sq ft	\$24,515 - No Maximum	\$26,230 for first 100,000 square feet + \$.10 for each additional sq.ft	\$26,230 - No Maximum
5%+ Slope or within 100' of stream bed	\$5,217		\$5,580	

**SITE DEVELOPMENT PERMIT
FEE SCHEDULE (CONT'D.)**

Exhibit D (Cont'd.)

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
ADDITIONAL CHARGES				
Outdoor Use*	\$7,175 Maximum	-	\$7,675 - Maximum	
Hazardous Waste Facility Subject to Tanner Legislation**	\$10,350	-	\$11,075	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990

**CONDITIONAL USE PERMIT
FEE SCHEDULE**

Exhibit E

The following application fees shall be charged as set forth in Tables A and B. Table A shall be used in determining the fee for permits and for permit amendments for existing buildings which do not involve new construction improvements or expansion, and for the conversion of an existing single family house to a day care/nursery school. Table B shall be used in calculating the fee for new construction and for improvements and/or expansion of an existing building.

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE A				
Conditional Use Permit (CUP)	\$1,835	-	\$1,945	
Conditional Use Permit - Renew	\$1,835	-	\$1,945	
Amendment to a Conditional Use Permit	\$1,835	-	\$1,945	
CUP with No New Construction	Reduce fee (CUP) calculation by 50%		No Change	
TABLE B				
(Square Footage Charge)				
0 to 1,999 square feet	\$1,835 + \$.97 per square foot	\$1,835 - \$3,775	\$1,945 + \$1.03 per square foot	\$1,945 - \$4,000
5%+ Slope or within 100' of stream bed	1,160		\$1,230	
2,000 to 9,999 square feet	\$3,775 for first 2,000 square feet + \$.49 for each additional sq ft	\$3,775 - \$7,690	\$4,000 for first 2,000 square feet + \$.50 for each additional sq.ft	\$4,000 - \$8,150
5%+ Slope or within 100' of stream bed	2,305		\$2,445	
10,000 to 49,999 square feet	\$7,690 for first 10,000 square feet + \$.25 for each additional sq ft	\$7,690 - \$17,590	\$8,150 for first 10,000 square feet + \$.26 for each additional sq.ft	\$8,150 - \$18,645
5%+ Slope or within 100' of stream bed	3,465		\$3,675	
50,000 to 99,999 square feet	\$17,590 for first 50,000 square feet + \$.21 for each additional sq ft	\$16,440 - \$26,180	\$18,645 for first 50,000 square feet + \$.22 for each additional sq.ft	\$18,645 - \$29,695
5%+ Slope or within 100' of stream bed	4,215		\$4,470	

**CONDITIONAL USE PERMIT
FEE SCHEDULE (CONT'D.)**

Exhibit E (Cont'd.)

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
TABLE B (CONT'D.)				
100,000 square feet and over	\$28,015 for first 100,000 square feet + \$.10 for each additional sq ft	\$26,180 - No Maximum	\$29,695 for first 100,000 square feet + \$.11 for each additional sq.ft	\$26,180 - No Maximum
5%+ Slope or within 100' of stream bed	5,580		\$5,915	
ADDITIONAL CHARGES				
Outdoor Use*	\$7,175 Maximum	-	\$7,675 maximum	
Drive-Through Use	\$2,645	-	\$2,830	
Midnight to 6 a.m. Operation	\$2,645	-	\$2,830	
Hazardous Waste Facility Subject to Tanner Legislation**	\$10,350	-	\$11,075	
Mobilehome Site Conversion	\$5,740	-	\$6,140	
Conversion to Condominiums	\$8,260 + \$164 per unit	-	\$8,838 + \$175 per unit	

*Outdoor Use charge does not apply to an amendment to an existing permit

**Applies only to applications for which rezoning was filed prior to July 1, 1990

**PUBLIC NOTICING
FEE SCHEDULE**

Exhibit F

The following fees are charged to offset the cost of contractual mailing services. The base fee is paid upon application and the additional cost in [brackets] is paid prior to mailing.

DESCRIPTION	2005 - 2006 FEE		PROPOSED 2006 - 2007	
	FEE	FEE RANGE	FEE	FEE RANGE
Public Noticing	\$145 plus \$0.83/notice over 100	\$145 - No Maximum	\$152 plus \$.86/notice over 100	\$152 - No Maximum
300 ft. Radius Noticing	\$102.00	\$102 - No Maximum	\$110.00	\$410 - No Maximum
General Plan Noticing (1,000 ft. radius)	\$394 plus \$0.83/notice over 400	\$394 - No Maximum	\$410 plus \$.86/notice over 400	\$80 - No Maximum
Post Card Noticing (add'l for large or controversial projects)	\$78 plus \$0.62/notice over 100	\$78 - No Maximum	\$800 plus \$.64/notice over 100	
Negative Declaration / ND Protest / Recirculation Noticing for 500 ft. radius (up to 4 sheets)	\$129 plus \$0.93/notice over 100	\$129 - No Maximum	Delete	
Negative Declaration / ND Protest / Recirculation Noticing for 1,000 ft. radius (up to 4 sheets)	\$408 plus \$0.93/notice over 400	\$408 - no maximum	Delete	
Negative Declaration for 500 ft. radius (5 or more sheets)	\$204 plus \$1.68/notice over 100	\$204 - No Maximum	Delete	
Negative Declaration for 1,000 ft. radius (5 or more sheets)	\$708 plus \$1.68/notice over 400	\$708 - no maximum	Delete	
EIR - Hearing Notice	\$116 plus \$0.80/notice over 100	\$116 - No Maximum	Delete	
EIR - Notice of Availability	\$116 plus \$0.80/notice over 100	\$116 - No Maximum	Delete	
EIR Notice of Preparation (up to 5 sheets)	New Fee		\$739 plus \$1.75/notice over 400	
Newspaper Noticing	Current advertising rate for newspaper used for noticing		No Change	